

April 10, 2025

Dear Xiuyuan Dou:

We would like to thank you for your interest in leasing an apartment at **Greenpoint Central**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment: **302**
Rent: **\$4,345.30**
Term: **1 year and 16 days**
Lease Dates: **July 21, 2025 to August 5, 2026**
Concession: Early Occupancy Beginning **June 6, 2025**

Note that no lease is binding until counter-signed by Owner. Approval is subject to our receipt of the following executed original documents together with the payments set forth below **within 48 hours**:

- 1) Standard Form of Lease

3) Additional Clauses Rider (Smoke -Free Building)

5) Rider to Lease Transient Occupancy

7) Fire Safety Plan

9) Bedbug Infestation History Disclosure

11) Early Occupancy Rider

13) Good Cause Eviction Rider

15) No Smoking Rider

17) Policy on Smoking

19) Recycling Notice NYC

21) Storage License Agreement

23) E-Transportation Devices

25) Indoor Allergen Hazard Notice

27) Lead Paint Disclosure

29) Notice for Gas Co and Smoke

31) Rider to Lease (Transient Occupancy)

33) Sprinkler Disclosure Lease Rider

35) Submetering Lease Rider

37) Lead Paint Booklet - NYC (No Signature Required)
- 2) W-8 / W-9

4) Lead Paint Inquiry

6) Balcony Rider

8) License Agreement For Use Of Amenity Services

10) Bicycle Storage License Agreement

12) Electronic Delivery Rider

14) Good Cause Eviction Rider - NY

16) Notice of 421-a (16) Apartment Market Rate Threshold Exemption

18) Reasonable Accommodations Modification Notice

20) Renter Insurance Addendum

22) Window Guards

24) Flood History and Risk Rider

26) Indoor Allergan Tenant Pamphlet (No Signature Required)

28) Lead Paint-Window Guard Annual Notice

30) Rider to Lease (U.S. Armed Forces)

32) Rider for Residential Lease

34) Stove Knob Covers

36) Tenant Data Privacy Consent

38) Lead Paint Prevention Pamphlet (No Signature Required)
- 39) Payment in the form of certified check, bank check or money order for the following: **\$4,345.30** representing the first month's rent payable to **Dupont Street Owner 2 LLC** and **\$1,500.00** representing the security deposit payable to **Dupont Street Owner 2 LLC** .

Sincerely,

Greenpoint Central Team (75 Dupont)

NY

LEASE CONTRACT

CERTIFIED LEASE NEW YORK

PARTIES AND LEASED PREMISES					
Owner Dupont Street Owner 2 LLC		Address 75 Dupont Street, Brooklyn, NY 11222		Phone (718) 521-5700	
Residential Community Greenpoint Central					
Street Address 75 Dupont Street		City Brooklyn		State New York	ZIP 11222
Residents Xiuyuan Dou					Leased Premises 302
Street Address 75 Dupont Street		City Greenpoint		State New York	ZIP 11222
LEASE TERM					
Type ☒ Move-In ☐ Renewal	Length 1 year and 16 days		Start Date 7/21/2025	End Date 8/5/2026	Date Signed April 10, 2025
RENT					
Payable To Dupont Street Owner 2 LLC		Address 75 Dupont Street, Brooklyn, NY 11222		Phone (718) 521-5700	
Office Hours			Due On 1st	Late On 6th	Fax () -
CHARGES					
Late Payment	\$50.00	Dishonored Payment	\$50.00		
TOTAL MOVE-IN COSTS					
Prorated Rent and Monthly Charges	\$1,542.00	Total Deposits	\$1,500.00	Total One-Time Fees	\$20.00
TOTAL DUE ON OR BEFORE MOVE-IN					\$3,062.00
MONTHLY PAYMENTS		DEPOSITS		ONE-TIME FEES	
Base Rent	\$4,345.30	Security Deposit	\$1,500.00	Application Fee(s)	\$20.00
TOTAL MONTHLY PAYMENT	\$4,345.30	TOTAL DEPOSIT	\$1,500.00	TOTAL ONE-TIME FEES	\$20.00

THIS RESIDENTIAL LEASE CONTRACT (this "Agreement") is made and entered into as of the **10th** day of **April, 2025**, by and between Owner of Residential Community ("Owner") and **Xiuyuan Dou**, jointly and severally (hereinafter collectively "Residents"). Owner hereby leases to Residents the premises at **75 Dupont Street #302, Greenpoint, NY 11222** (the "Leased Premises"), located within **Greenpoint Central** (the "Residential Community"), for use exclusively as a private residence, and not for any other purpose. The Leased Premises may also include the rental of parking, storage and garage spaces, if applicable, which will be designated and included in a separate written agreement. Residents' performance of their obligations contained in this Agreement may be guaranteed by a third party. Any third-party guarantee agreements will be included with and attached to this Agreement. Owner's representatives, agents, affiliates, successors, assigns, employees, officers, and directors are hereby incorporated by reference to benefit from any and all waivers, releases, and limitations of liability made by Residents hereunder.

1.

OCCUPANCY OF THE LEASED PREMISES. The Leased Premises may be occupied solely by Residents. If any person other than the Resident or Occupant occupies the Leased Premises for more than **six (6)** consecutive days or **fourteen (14)** total days in any **twelve (12)** month period, such person shall be deemed to reside in the Leased Premises in violation of this Agreement. Residents acknowledge that allowing unauthorized occupants to reside in the Leased Premises shall be deemed a material and incurable breach of this Agreement, and shall entitle Owner to serve Residents with a notice terminating the tenancy.
- All changes in occupancy require Owner's prior written consent. If Owner consents to an occupancy change during the term of this Agreement, a new Residential Lease Contract or an amendment to this Agreement must be executed. Any assignment or subletting without Owner's prior written consent shall be void and may, at Owner's sole discretion, terminate this Agreement. Owner's acceptance of rent from any person, not identified as a Resident or an authorized occupant, shall be deemed to be the payment of rent on behalf of Residents and shall not constitute Owner's consent for said person to occupy or reside in the Leased Premises.
- 1.1. Additional Occupants for Primary Residence.** Subject to the above conditions, so long as one of the Residents or the spouse of one of the Residents occupies the Leased Premises as a primary residence, the Leased Premises may be additionally occupied by Residents' immediate family and occupants as defined by and in strict accordance with N.Y. Real Property Law 235-f. The Residents must inform the Owner of the name of any such occupant within thirty (30) days following the commencement of occupancy by such person, or within thirty (30) days following a request by the Owner.
2.

TERM. This Agreement shall be for a fixed lease term of **1 year and 16 days**. The initial term ("Initial Term") of this Agreement shall begin on **July 21, 2025** and end at **11:59pm** on **August 5, 2026**.
3.

SECURITY DEPOSIT. Residents have deposited with Owner the sum of **\$1,500.00**, the receipt of which is hereby acknowledged as a security deposit. All or a portion of the security deposit may be retained by Owner in the event Residents become liable for any of the charges listed below. The retention of the security deposit shall not limit Owner's right to proceed against Residents for claims and damages exceeding the amount of the security deposit. Residents' Security Deposit will be held at: _____, _____. Owner will pay interest earned, as

INTENDING TO BE BOUND, the parties hereto have executed this Agreement as of the day and year first above written.

TENANT:

By:



Signed by Xiuyuan Dou
Thu Apr 10 2025 12:13:44 PM EDT
Key: EAAF527B; IP Address: 206.193.140.1

Xiuyuan Dou (Tenant) Date

LANDLORD:

Dupont Street Owner 2 LLC

By: Bronstein Properties LLC

By:

(Landlord) Date